

# Taylor's Ridge Homeowners' Association

## Minutes of Board Meeting

November 12, 2012

**Location:** Brett Newell's home

**Attendees:** Pete Mallot, Dennis Schauls, Brett Newell, Keith Laycock, Robert Parnell, Karen Hausrath, Christian Gunther

President Brett Newell called the meeting to order at 6:20 PM.

### Meeting Minutes:

Meeting minutes from the June meeting were reviewed and approved by the Board.

### President's Report:

Brett Newell opened the meeting with a follow-up regarding previous CC&R violations in the neighborhood.

The Wilkinson bill has been paid in full. The house has transitioned owners and the yard is now homeowner maintained. This issue is closed.

Brett re-raised the issue of the home on the corner of 278<sup>th</sup> and 156<sup>th</sup> with a poorly maintained yard and fence. After some discussion the Board agreed with the following actions:

- Pete will contact JP Landscaping to inquire on their policy of maintaining yards on behalf of the HOA without explicit homeowner permission by November 16<sup>th</sup> (an action from the previous meeting which was not closed).
- Brett will contact the homeowner by November 30<sup>th</sup> with a letter regarding the yard and fence and mention she should consider replacing the fence, a tree in a yard, and maintain the landscaping. Brett will inquire about having JP Landscaping provide services at homeowner expense and present as an option to the homeowner. It was agreed to not pursue the fence.
- Karen will look into foreclosure records to see the status of this home on the King County website by November 16<sup>th</sup> since it is believe this home is in pre-foreclosure and the homeowner may not have the funds or may not care about maintenance. Dennis stated he was available for assistance if needed.

There is a dead tree on the corner of Manion and 151<sup>st</sup> Pl. There was a question from the homeowner if this tree was owned by the Association. A preliminary walk by Karen and Brett over to the tree in question showed the tree is owned by the homeowner. Brett will close this with a conversation with the homeowner.

Brett mentioned the Board agreed to follow-up on garbage cans left out from pickup on Friday. The Board agreed that letters should be sent to residents that keep cans out until Tuesday. This provides people an opportunity to come home from two and three day weekends and remove the cans from view upon return.

### **Landscape Committee Report:**

Pete did not have any updates regarding landscaping

### **Architectural Control Committee:**

Dennis mentioned that over time four of the doggie bag stations have been pulled from the ground or otherwise abused. Dennis has been maintaining upkeep on his own but has grown weary of self-maintaining.

The Board discussed options of removal, another Board member taking over maintenance, or having JP provide maintenance and refill the doggie bags. The Board felt it was important to maintain the stands since the bags appear to be used and are not being carelessly left around the neighborhood.

Pete was tasked with contacting JP to obtain a quote to maintain/reinstall posts that are vandalized and to replenish the dog bags. Dennis stated he would use some left over concrete to set the posts.

Dennis stated that Presidential TL was till the only approved roofing material besides cedar shake. One resident did inquire about roofing since the prior meeting.

Dennis did receive an email regarding house colors on June 2012. This led to a conversation regarding a home which appears to have been painted not following the approved standards. The Board reaffirmed that colors from the paint book or the original Buchan colors are the only approved standards. If it was determined the homeowner was out of compliance, a certified letter was to be sent by November 16<sup>th</sup> and \$1,000 was approved for consultation with a lawyer to discuss Board options.

Christian asked if there was any follow-up regarding the window conversation from the previous annual meeting. This had been discussed at the previous Board meeting and no action was taken. The Board decided to take no action since no one had heard from the original resident that had raised the issue.

### **Treasurer's Report:**

Karen provided an update on the budget. The HOA accounts currently have \$17,608 in savings and ~\$16,000 in checking. There was \$6,000 spent on clean-up for the trees, grass, and irrigation on the grass area on Manion this summer. Karen also stated there are seven homes currently delinquent on dues. One home is delinquent by two years and the other one is delinquent by four years. The remaining five homes are past due for this year only. Karen will

follow-up with the five homes. The Board agreed to look into what was necessary to place a lien on the remaining two homes since one home is close to foreclosure and the other one has been delinquent for several years.

Karen mentioned the TRHOA website is now hosted on GoDaddy. Unfortunately an old version was inadvertently posted and the most current version of the website has been lost. Karen is working to update the offices with current members and is attempting to obtain the most recent version of the website from the previous provider.

The Board discussed updating the directory since several homes have sold since the prior publication. Karen will begin the process of updating the directory

### **Member-At-Large:**

The Board discussed consulting with a lawyer to look into the process of updating the CC&Rs. Keith had already obtained some basic information and a fixed price to update the CC&Rs to include a fee schedule. The Board agreed to inquire with the lawyer about

- Implementation of a fee schedule
- What do our CC&Rs allow for modification (majority vote at annual meeting or vote of the entire neighborhood)?
- Process to register any CC&R modifications with the county
- What was the process to place a lien

Brett, Keith, and Rob agreed to make themselves available to meet with the Lawyer in Seattle during normal business hours.

### **Board Meeting Schedule:**

The next annual meeting is scheduled for the end of January. Karen will contact the fire department and obtain a Tuesday, Wednesday, or Thursday evening for the final week of January.

The meeting adjourned at 8:00 PM.

Robert Parnell, Secretary, prepared these minutes.